

43-126-2

BK 6937PG343

NO TRANSFER
TAX PAID

WARRANTY DEED
(Maine Statutory Short Form)
017093

KNOW ALL BY THESE PRESENTS, that **AVERILL ASSOCIATES, LLC**, a Maine limited liability company, for consideration paid, GRANTS TO **625 CONGRESS ST. ASSOCIATES, LLC**, a Maine limited liability company, with a mailing address of 225 Commercial Street, Portland, Maine, 04101 with WARRANTY COVENANTS, the land in Waterville, Maine, described as follows:

Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec, State of Maine, more particularly described as follows:

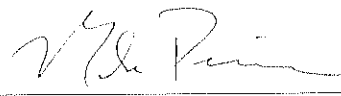
Unit #2 in the **Averill Condominium**, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.

TOGETHER WITH any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Unit described above and any personal property of grantor located in any of these Units or anywhere on the condominium site.

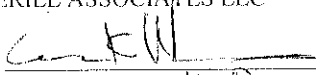
SUBJECT, HOWEVER, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.

Also being a portion of the premises conveyed to the grantor herein by deed of Gerrity Company dated November 29, 1999 and recorded in said Registry of Deeds in Book 6123, Page 184. Subject to a mortgage, security agreement and assignment of rents from the grantor herein to Gardiner Savings Institution dated April 30, 2001 and recorded in said Registry of Deeds in Book 6464, Page 149.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed and sealed on May 24, 2002.



Witness

AVERILL ASSOCIATES LLC
By: 

(George K. McQuinn)
its major member

2 Thompson Clough

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State of Maine
County of Cumberland, ss

May 24, 2002

Then personally appeared before me the above named George L. McQuinn in his
said capacity and acknowledged the foregoing to be his/her free act and deed and the free act
and deed of said limited liability company.



Before me,

Antoinette B. Ely
Notary Public/Attorney at Law
Name: Antoinette B. Ely

Notary Commission Expires

12-20-02

Deed 625 Congress DOC
5/16/02 11:42 AM

RECEIVED KENNEBEC SS.

2002 JUN -7 AM 9:08

ATTEST: Brenda B. Hickey
REGISTER OF DEEDS